



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Chris Ackerman, JPC Architects

LOCATION OF PROPOSAL: 1150 114th Avenue SE

DESCRIPTION OF PROPOSAL: Removal of an existing parking area, replacement with a new playground and construction of an access ramp in stream buffer and wetland buffers associated with Mercer Slough to serve a daycare in an existing office building at the Bellefield Office Park.

FILE NUMBERS: 17-103788-LO

PLANNER: Reilly Pittman

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **9/14/2017**
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


Environmental Coordinator
Carol V. Heland

8/31/2017

Date

OTHERS TO RECEIVE THIS DOCUMENT:

- ☒ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☒ Attorney General ecyolyef@atg.wa.gov
- ☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



City of Bellevue, Development Services Department
P.O. Box 90012, Bellevue, WA 98009-9012
(425) 452-6800 Fax (425) 452-5225

**SHORELINE MANAGEMENT ACT OF 1971
PERMIT FOR SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT**

CITY FILE NO. 17-103759-WG	DATE OF APPLICATION: 1/13/2017
DECISION: Approved DATE OF DECISION: 8/31/2017	
Pursuant to Chapter 90.58 RCW, this permit is hereby granted to Chris Ackerman, JPC Architects to undertake the following development: Remove an existing parking area and construct a playground and access ramp to serve a daycare in an existing building in the Bellefield Office Park upon the property located at 1150 114th Ave SE	
The project is located in or within 200 feet of Lake Washington , a "Shoreline of Statewide Significance" (RCW 90.58.030), and/or its associated wetlands. These areas are within the Shoreline Overlay District of the City of Bellevue, Land Use Code 20.25E. This proposal conforms to the applicable shoreline master program provisions found in the attached staff report.	
Development pursuant to this permit shall be undertaken in accordance with the following terms and conditions: See attached staff report	

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof. Construction pursuant to this permit, or substantial progress toward construction, must be undertaken within two years of the date of final approval. This permit shall expire five years from the date of local approval.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the "date of filing," as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C) (D).

8/31/2017

Date


City of Bellevue, Land Use Division

CC: Attorney General, Department of Ecology, Northwest Region
Dept. of Fish and Wildlife, 1775 12th Ave. NW Suite 201 Issaquah, WA 98027
DOE, Joe Burcar, 3190 160th Avenue SE, Bellevue, WA 98008-5452



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Primrose School TI

Proposal Address: 1150 114th Avenue SE

Proposal Description: Land Use review of a Critical Areas Land Use Permit and Shoreline Substantial Development Permit proposal at the Bellefield Office Park to construct a playground and access ramp within a wetland buffer and structure setback as well as a stream buffer and setback. The site is adjacent to Mercer Slough, a shoreline of the State and subject to the City's Shoreline Master Program. Mitigation planting is proposed along Mercer Slough through wetland and buffer enhancement.

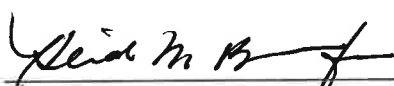
File Number: 17-103788-LO and 17-103759-WG

Applicant: Chris Ackerman, JPC Architects


Decisions Included: Critical Areas Land Use Permit
(Process II. 20.30P)
Shoreline Substantial Development Permit
(Process II. 20.30R)

Planner: Reilly Pittman, Land Use Planner

**State Environmental Policy Act
Threshold Determination:** **Determination of Non-Significance**


Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: 
Elizabeth Stead, Land Use Director

Application Date: January 13, 2017 (WG)
January 17 2017 (LO)

Notice of Application Publication: February 2, 2017

Decision Publication Date: August 31, 2017

SEPA Appeal Deadline: September 14, 2017

Shoreline Development Permit Appeal: September 21, 2017

Appeal of the Decision must be received in the City's Clerk's Office by 5 PM on the date noted for appeal of the decision. Appeal of the Shoreline Substantial Development Permit must be made to the Washington State Shoreline Hearings Board (contact the project planner for more information on how to file an appeal with the Shoreline Hearings Board).

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Attachments

1. Site Plan – Enclosed
2. Mitigation Planting Plan – Enclosed
3. Critical Areas Report and Mitigation/Monitoring Plan – In File
4. Wetland Delineation Report – In File
5. Land Use Exemption Criteria – In File 15-130084-LJ
6. Plans, Communication, SEPA Checklist, Geotechnical Report and Application Forms – In File

I. Proposal Description

The proposal is to convert an area of existing parking lot (comprising 17 stalls) at the Bellefield Office Park to an outdoor play area. The proposed project is associated with the conversion of an existing office building to a daycare. An elevated ADA access ramp is also proposed adjacent to the play area.

The combined play area and ramp comprise an impact area of 5,965 square feet that is within overlapping wetland and stream buffers of Mercer Slough and two other nearby wetlands. The existing parking lot can be maintained as it exists within the buffer but the proposed change of the parking lot to a play area and the ramp construction is a change of use and modification of critical area buffers and requires a Critical Areas Land Use Permit with a critical areas report to allow the proposed improvements. Chapter XII of Land Use Code 20.25H allows a critical areas report process to modify of buffers where the buffer is shown to be degraded and that the project can result in a net improvement of the function of the buffers. The proposal includes 2,227 square feet of planting in the wetland and 3,738 square feet of buffer planting along the edge of the slough within the stream buffer.

The project also requires a Shoreline Substantial Development Permit as the work is within the shoreline jurisdiction and subject to the provisions of the City of Bellevue Shoreline Master Program. See Figure 1 below for project area.

Figure 1

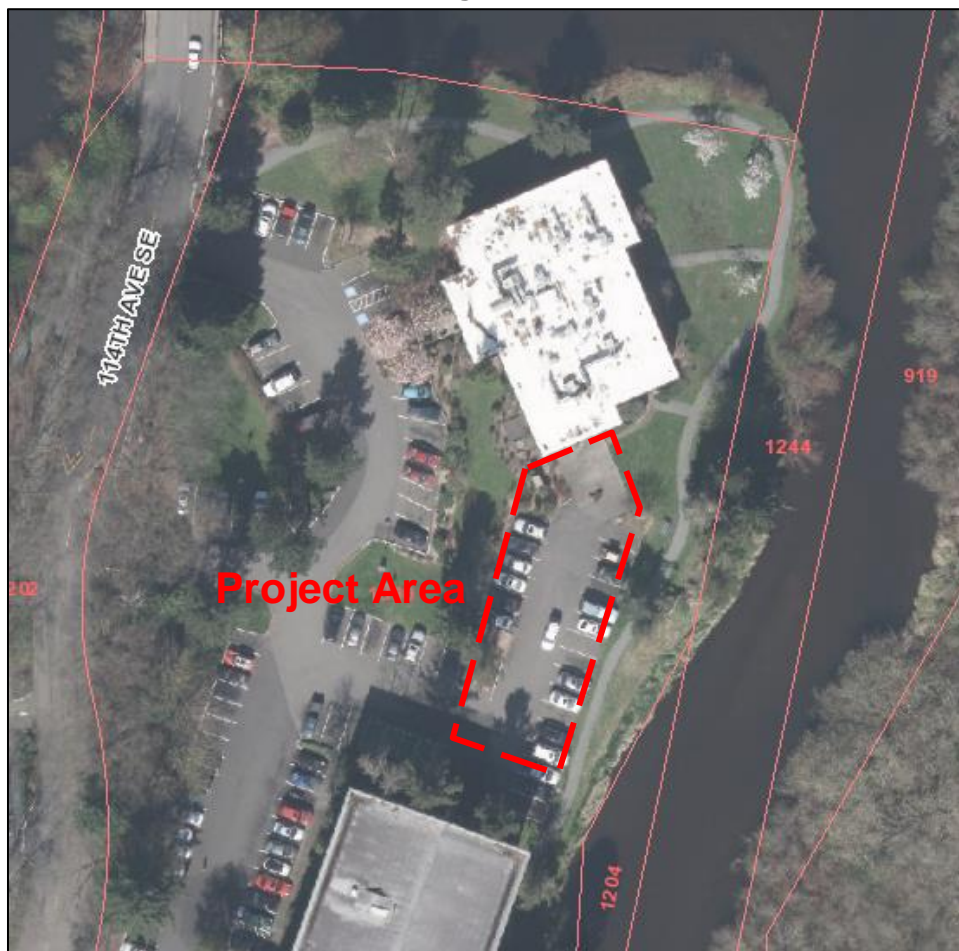


II. Site Description, Zoning, Land Use and Critical Areas

A. Site Description

The project area is adjacent to the east channel of Mercer Slough and is currently a parking lot comprising 17 stalls. The property has frontage on 114th Avenue SE which is a private road, internal to the office park. The road connects to the public street at SE 8th Street to the north, across the slough. The daycare use is proposed within an existing office building at the northern most portion of the Bellefield Office Park. The existing building is surrounded by Mercer Slough a Type S stream and Shoreline of the State. Wetlands are present along the edge of Mercer Slough and require a buffer of 225 feet from the wetland and a structure setback of 20 feet. Numerous swales and depressions in the parking and lawn areas in the office park also are regulated wetlands that require critical area buffers of 60 feet and structure setback of 15 feet in vicinity of the project area. In addition to Mercer Slough the project area is within the buffers of two other wetlands identified as depressional wetlands A and B in the submitted wetland delineation report as attachment 4. The area is relatively flat and the 100-year floodplain for Mercer Slough is nearby. See Figure 2 below for the existing site and wetland locations.

Figure 2





B. Zoning

The subject site and surrounding properties are zoned O, Office. The proposed playground and ramp conform to the zoning dimensional requirements. A daycare is an allowed use in the Office zone. The Bellefield Office Park was approved as part of a Planned Unit Development and the changes to the parking lot require a Land Use Exemption which has also been submitted as application 17-103781-LJ. See Attachment 5 for decision criteria related to the exemption application.

C. Land Use Context

The Bellefield Office Park has a Comprehensive Plan Land Use designation of O, Office. The proposed changes will not alter the land use character of the site. Daycares with play areas can be found associated with office parks.

D. Critical Areas Function and Value, Regulations

i. Streams and Riparian Areas

Most of the elements necessary for a healthy aquatic environment rely on processes sustained by dynamic interaction between the stream and the adjacent riparian area (Naiman et al., 1992). Riparian vegetation in floodplains and along stream banks provides a buffer to help mitigate the impacts of urbanization (Finkenbine et al., 2000 in Bolton and Shellberg, 2001). Riparian areas support healthy stream conditions.

Riparian vegetation, particularly forested riparian areas, affect water temperature by providing shade to reduce solar exposure and regulate high ambient air temperatures, slowing or preventing increases in water temperature (Brazier and Brown, 1973; Corbett and Lynch, 1985).

Upland and wetland riparian areas retain sediments, nutrients, pesticides, pathogens, and other pollutants that may be present in runoff, protecting water quality in streams (Ecology, 2001; City of Portland 2001). The roots of riparian plants also hold soil and prevent erosion and sedimentation that may affect spawning success or other behaviors, such as feeding.

Both upland and wetland riparian areas reduce the effects of flood flows. Riparian areas and wetlands reduce and desynchronize peak crests and flow rates of floods (Novitzki, 1979; Verry and Boelter, 1979 in Mitsch and Gosselink, 1993). Upland and wetland areas can infiltrate floodflows, which in turn, are released to the stream as baseflow

Stream riparian areas, or buffers, can be a significant factor in determining the quality of wildlife habitat. For example, buffers comprised of native vegetation with multi-canopy structure, snags, and down logs provide habitat for the greatest range of wildlife species (McMillan, 2000). Vegetated riparian areas also provide a source of large woody debris that helps create and maintain diverse in-stream habitat, as well as create woody debris jams that store sediments and moderate flood velocities.

Sparsely vegetated or vegetated buffers with non-native species may not perform the needed functions of stream buffers. In cases where the buffer is not well vegetated, it is necessary to either increase the buffer width or require that the standard buffer width be restored or revegetated (May 2003). Until the newly planted buffer is established the near term goals for buffer functions may not be attained.

Riparian areas often have shallow groundwater tables, as well as areas where groundwater and surface waters interact. Groundwater flows out of riparian wetlands, seeps, and springs to support stream baseflows. Surface water that flows into riparian areas during floods or as direct precipitation infiltrates into groundwater in riparian areas and is stored for later discharge to the stream (Ecology, 2001; City of Portland,

2001).

ii. Wetlands

Wetlands provide important functions and values for both the human and biological environment—these functions include flood control, water quality improvement, and nutrient production. These “functions and values” to both the environment and the citizens of Bellevue depend on their size and location within a basin, as well as their diversity and quality. While Bellevue’s wetlands provides various beneficial functions, not all wetlands perform all functions, nor do they perform all functions equally well (Novitski et al., 1995). However, the combined effect of functional processes of wetlands within basins provides benefits to both natural and human environments. For example, wetlands provide significant stormwater control, even if they are degraded and comprise only a small percentage of area within a basin.

iii. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values. The discussion presented herein emphasizes this ecosystem approach.

iv. Floodplain

The value of floodplains can be described in terms of both the hydrologic and ecological functions that they provide. Flooding of occurs when either runoff exceeds the capacity of rivers and streams to convey water within their banks, or when engineered stormwater systems become overwhelmed. Studies have linked urbanization with increased peak discharge and channel degradation (Dunne and Leopold 1978; Booth and Jackson 1997; Konrad 2000). Floodplains diminish the effects of urbanization by temporarily storing water and mediating flow to downstream reaches. The capacity of a floodplain to buffer upstream fluctuations in discharge may vary according to valley confinement, gradient, local relief, and flow resistance provided by vegetation. Development within the floodplain can dramatically affect the storage capacity of a floodplain, impact the hydrologic regime of a basin and present a risk to public health and safety and to property and infrastructure.

v. Habitat

Urbanization, the increase in human settlement density and associated intensification of land use, has a profound and lasting effect on the natural environment and wildlife habitat (McKinney 2002, Blair 2004, Marzluff 2005, Munns 2006), is a major cause of native species local extinctions (Czech et al 2000), and is likely to become the primary cause of extinctions in the coming century (Marzluff et al. 2001a). Cities are typically located along rivers, on coastlines, or near large bodies of water. The associated floodplains and riparian systems make up a relatively small percentage of land cover in the western United States, yet they provide habitat for rich wildlife communities (Knopf et al. 1988), which in turn provide a source for urban habitat patches or reserves. Consequently, urban areas can support rich wildlife communities. In fact, species richness peaks for some groups, including songbirds, at an intermediate level of development (Blair 1999, Marzluff 2005). Protected wild areas alone cannot be depended on to conserve wildlife species. Impacts from catastrophic events, environmental changes, and evolutionary processes (genetic drift, inbreeding, colonization) can be magnified when a taxonomic group or unit is confined to a specific area, and no one area or group of areas is likely to support the biological processes necessary to maintain biodiversity over a range of geographic scales (Shaughnessy and O'Neil 2001). As well, typological approaches to taxonomy or the use of indicators present the risk that evolutionary potential will be lost when depending on reserves for preservation (Rojas 2007). Urban habitat is a vital link in the process of wildlife conservation in the U.S.

III. Consistency with Code Requirements:

A. Zoning District Dimensional Requirements LUC 20.20.010:

The proposed improvements are consistent with the dimensional requirements in LUC 20.20.010. Per LUC 20.20.170 child day care centers are allowed provided they provide on-site vehicle turnaround and loading area. The proposed location has parking and drive aisles separate from the road that allow for circulation, vehicle queuing, and loading.

B. Critical Areas Requirements LUC 20.25H:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes standards and procedures that apply to construction of improvements on any site which contains in whole or in part any portion designated as critical area or critical area buffer. The proposed play area and ramp are new improvements that modify a stream and wetland buffer. The proposal is subject to the following code requirements.

i. Consistency With LUC 20.25H.080 and LUC 20.25H.100

Development on sites with a type S or F stream, wetlands, or associated critical area buffer shall incorporate the following performance standards in design of the development, as applicable

1. Lights shall be directed away from the stream.

Minimal new lighting is proposed by this project. All lighting will be designed to not be directed toward the critical areas. **See Section X for a related condition of approval.**

2. Activity that generates noise such as parking lots, generators, and residential uses, shall be located away from the stream, or any noise shall be minimized through use of design and insulation techniques.

The project biologist has found that the noise generated by the play area will not be significantly more than that generated from the parking lots, office buildings, and trails in vicinity. Temporary noise impacts will occur during project construction due to the use of construction equipment and vehicles and is regulated by BCC 9.18.

3. Toxic runoff from new impervious area shall be routed away from the stream.

No new pollution generating surface is proposed and existing parking surface will be removed.

4. Treated water may be allowed to enter the stream critical area buffer.

The planting proposed along the edge of the buffer and in the wetland will improve stormwater quality functions. No new drainage is proposed.

5. The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use.

The plans submitted propose to install 5,965 square feet of native vegetation planting with 2,227 square feet of the wetland along Mercer Slough and 3,738 square feet of planting in the wetland buffer. This vegetation replaces existing lawn in the buffer and reed canary grass that is the dominant vegetation in the wetland. See attachment 2 for proposed planting. **See Section X for a related condition of approval.**

6. Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices", now or as hereafter amended. S60-Wilburton Sewer Capacity Upgrade Project 29 City of Bellevue - Critical Areas Report

Any use of pesticides, insecticides, or fertilizers will conform to the City's BMPs for their use. **See Section X for a related condition of approval.**

ii. Consistency with LUC 20.25H.230

Generally, the critical areas report must demonstrate that the proposal with the requested modifications leads to equivalent or better protection of critical area functions and values than would result from the application of the standard requirements. Where the proposal involves restoration of degraded conditions in exchange for a reduction in regulated critical area buffer on a site, the critical areas report must demonstrate a net increase in certain critical area functions.

The proposal is to replace an existing parking area with a play area and construct an ADA ramp adjacent to the play area. The entire project area will impact 5,965 square feet of overlapping wetland and stream buffer. The existing buffers are degraded as a result of improvements, parking lot, and ornamental lawn and the expected function and values of the buffers are not provided. The project proposes planting 5,965 square feet of native vegetation within wetland and buffer as mitigation to improve the function and value, which is expected to provide the necessary net increase of critical area and buffer functions. As approved and conditioned, the project meets the purpose and intent of the critical areas report.

iv. Consistency With LUC 20.25E.080

The project will be consistent with all federal and state water quality standards. Plans were submitted that detail all work and vegetation removal. The project does not change the building height and the proposed ramp complies with the 35-foot height limit. The project complies with the Bellevue Shoreline Master Plan and applicable codes. No watercraft storage is proposed. Any usage of herbicides, pesticides, and/or fertilizers will comply with the City's best management practices for use of these products. **See Section X for a related condition of approval.**

IV. Public Notice and Comment

Application Date:	January 13, 2017 (WG) January 17, 2017 (LO)
Public Notice (500 feet):	February 2, 2017
Minimum Comment Period:	March 13, 2017

The Notice of Application for this project was published in the City of Bellevue Weekly Permit Bulletin and the Seattle Times on February 2, 2017. Notice was also mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed

the proposed site development for compliance with Clearing and Grading codes and standards. The Clearing and Grading staff found no issues with the proposed development.

B. Utilities

The City's Utility Department reviewed and approved the proposal. Any future Utilities permit applications must include a storm drainage report from a civil engineer licensed in Washington State to determine the storm drainage requirements. **See Section X for a related condition of approval.**

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth, Air, and Water

The proposed work is within an existing parking lot and does not involve significant earth movement. Any erosion potential would be temporary and mitigated by required best management practices for erosion control in conformance with the City's Clearing and Grading Code BCC 23.76. No surface water withdrawals or diversions are proposed.

B. Animals

No animals are present in the immediate project area which is a parking lot. The project area is adjacent to Mercer Slough and open space which does provided habitat for fish, birds, and animals. Impacts to animals will be temporary resulting from construction but are mitigated by locating the proposed playground in the parking area.

C. Plants

The only existing vegetation proposed to be impacted is ornamental lawn that is part of the office park landscaping and reed canary grass which will be removed by planting proposed in the wetland and wetland buffer adjacent to Mercer Slough. A planting plan proposes to plant 5,965 square feet of native vegetation adjacent to Mercer Slough. See attachment 2 for planting plan. **See Section X for a related condition of approval.**

D. Noise

The project is adjacent to primarily commercial properties but is near some residential properties whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited

by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. **See Section X for a related condition of approval.**

VII. Changes to Proposal Due to Staff Review

Staff requested more information about the proposed ADA ramp and alternative placement options to avoid the buffers. Based on the location of the external doors and layout of the building the ramp is proposed in the most feasible location due to limitations on placement of the door. The ramp is also elevated which does not disturb the ground and vegetation that is currently lawn which has minimal critical area functions and value.

VIII. Decision Criteria

A. 20.25H.255.B Critical Areas Report Decision Criteria

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

- 1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;**

The submitted critical areas report identifies that the wetland and stream buffers are in a degraded condition due to the presence of the existing paved parking lot and ornamental landscaping. Because of the presence of these improvements buffer functions are diminished and limited. The project proposes to restore 2,227 square feet of wetland and 3,738 square feet of buffer by planting native vegetation along the edge of the slough. The site will have a net improvement in water quality, habitat potential and structural complexity. The wetland will specifically receive the greatest functional lift as the existing invasive reed canary grass dominates the wetland and will be replaced by a variety of native wetland species. **See Section X for a related condition of approval.**

- 2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they exist;**

Restoration of the wetland and buffer to a more natural condition will improve stormwater treatment and quality which is "the most important critical area function provided" by the wetland adjacent to Mercer Slough (CAR, pg. 17). Invasive reed canary grass will be replaced with emergent and scrub-shrub vegetation that will "provide for substantially improved critical area functions and values" (pg. 17). As a result, the proposal demonstrates a net gain of important functions to the critical area and buffer.

- 3. The proposal includes a net gain in stormwater quality function by the critical**

area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;

As discussed above the proposed removal of invasive vegetation and replacement with native vegetation in the wetland and buffer will improve stormwater treatment and quality. The removal of lawn within the buffers will also improve stormwater quality by allowing runoff to be filtered before it reaches the wetland and slough. All planting is required to be consistent with the City's Critical Areas Handbook and Environmental Best Management Practices for use of pesticides, insecticides, and fertilizers. **See Conditions of Approval in Section X of this report.**

4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;

Mitigation planting is required and found in Attachment 2. The planting shall be maintained and monitored for a period of at least five years per the plan in the critical areas report as Attachment 3. Installation and maintenance sureties will be required based on a submitted cost estimate prior to building permit issuance. The surety will be released after five years, assuming restoration has been successful. **See Conditions of Approval in Section X of this report.**

5. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

The modifications and proposed mitigation in this proposal are not detrimental to the functions and values of the wetland and stream buffer or to the nearby critical areas. The proposed planting will increase the buffer and wetland functions and value more than the existing lawn and reed canary grass wetland.

6. The resulting development is compatible with other uses and development in the same land use district.

The proposed outdoor play area is compatible with office park uses as daycares are typically found in office parks.

A. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

1. The proposal obtains all other permits required by the Land Use Code;

The applicant must obtain a clearing and grading permit and any other construction permits for the project. The clearing and grading permit must reference this approval. **See Section X for a related condition of approval.**

2. **The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**

The project utilizes the best available construction techniques to have the least impact on critical areas and buffers as possible. The proposal locates the play area within existing parking area rather than disturbing additional wetland or stream buffers containing existing vegetation. The proposed ramp is elevated to avoid direct placement within the buffers. The vegetation removed is either ornamental lawn or invasive vegetation that will be replaced with native species that are wetland appropriate.

3. **The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**

As discussed in Section III of this report performance standards will be met.

4. **The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**

The proposed activity will not impact public facilities and services.

5. **The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**

A mitigation plan is provided in the project critical areas report as Attachment 3. Maintenance and monitoring is proposed in the critical areas report as well and is required for five years. **See Section X for a related condition of approval.**

6. **The proposal complies with other applicable requirements of this code.**

As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

B. LUC 20.30R.155.B Shoreline Substantial Development Permit – Decision Criteria

The Director may approve, or approve with modifications if:

1. **The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications;**

The proposal as proposed or conditioned is in conformance with required performance standards in the Land Use Code and has obtained approval of a Critical Areas Land Use permit for elements that are not in conformance with the requirements for development in areas within shoreline jurisdiction.

2. **The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code;**

As discussed in this staff report, the proposal complies with all applicable decision criteria and performance standards.

3. The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act and the provisions of Chapter 173-14 WAC and the Master Program.

The proposal complies with the policies of the Shoreline Management Act and Chapter 173-14 WAC of the Master Program. The proposal protects and enhances the shoreline by locating the playground in a paved parking area and installing mitigation planting along Mercer Slough (Shoreline Management Program Goal 1). The proposal removes invasive vegetation and lawn and installs native vegetation along the slough which enhances the natural character of the slough (SH-19).

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code, SEPA, and Standard compliance reviews, the Director of Development Services Department does hereby **approve with conditions** the proposed conversion of parking lot area to establish a play area and construct an ADA ramp to service a proposed daycare. **A Clearing and Grading permit and/or building permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

Note- Expiration of Approval of Critical Areas Land Use Permit: In accordance with LUC 20.30P.150 a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a clearing and grading permit or other necessary development permits within one year of the effective date of the approval.

Note- Expiration of Approval of Shoreline Substantial Development Permit: In accordance with LUC 20.30R.175, the Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permit and fails to make substantial progress towards completion of the project within two years of the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.30R.180.

Permit authorization expires finally, despite substantial progress, five years after the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension pursuant to LUC 20.30R.180

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code – BCC 23.76	Janney Gwo, 425-452-6190
Utility Code – BCC Title 24	Don Rust, 425-452-4856
Land Use Code – BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control – BCC 9.18	Reilly Pittman, 425-452-4350

The following conditions are imposed under the Bellevue City Code authority referenced:

- 1. Clearing and Grading Permit and/or Building Permit Required:** A clearing and grading permit is required to carry out the proposed improvement. Clearing and grading may be included as part of a building permit as well. Plans submitted as part of any permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

- 2. Lighting:** Any new lights shall be directed away from the stream and buffer area.

Authority: Land Use Code 20.25H.080 and LUC 20.25H.100
Reviewer: Reilly Pittman, Development Services Department

- 3. Storm Drainage Report:** A storm drainage report is required to be submitted under the construction permit.

Authority: BCC 24.06
Reviewer: Don Rust, Utilities

- 4. Mitigation Plan:** Plans submitted under a construction permit must include the mitigation planting proposed and found as Attachment 2. All temporary disturbance is required to be restored at a minimum to existing condition or with native vegetation.

Authority: Land Use Code 20.30P.140; 20.25H.220
Reviewer: Reilly Pittman, Development Services Department

- 5. Maintenance and Monitoring:** The maintenance and Monitoring plan and performance standards in the critical areas report, which is attachment 3, is required to be included with the project plans submitted under a construction permit. Monitoring is required for five years. A copy of the annual monitoring report is required to be provided to the Environmental Planning Manager for the Land Use Department.

Authority: Land Use Code 20.30P.140; 20.25H.220
Reviewer: Reilly Pittman, Development Services Department

- 6. Cost Estimate, Installation, and Maintenance Sureties:** A cost estimate for the cost of plant installation, include labor and materials is required to be submitted with any future construction permit that includes the planting required. An installation surety is required at 150 percent of the cost to install the plants and a maintenance surety is required at 100 percent of the cost to maintain and monitor the vegetation for five years. The installation surety is required prior to construction permit issuance. The maintenance surety is required prior to release of the installation surety. These sureties will be released upon confirmation that the plants are installed and upon completion of the five year monitoring period.

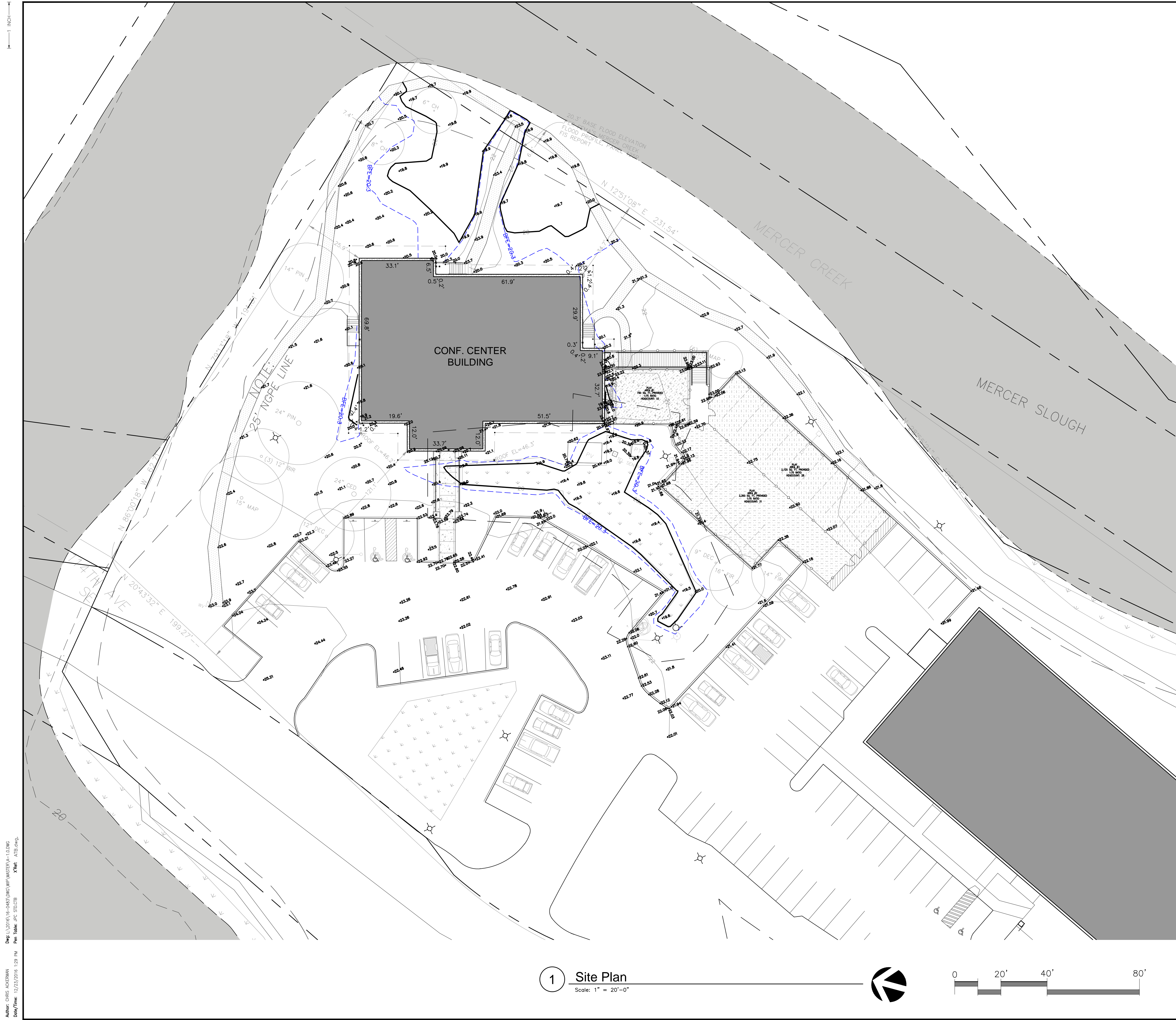
Authority: Land Use Code 20.25H.220; 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

- 7. Pesticides, Insecticides, and Fertilizers:** The applicant must submit as part of the required construction permit information that shows conformance to the use of pesticides, insecticides, and fertilizers found in the City of Bellevue's "Environmental Best Management Practices".

Authority: Land Use Code 20.25H.080 and LUC 20.25H.100
Reviewer: Reilly Pittman, Development Services Department

- 8. Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: Reilly Pittman, Development Services Department



Site Plan Key Notes:

- ① NO WORK THIS AREA, UNLESS OTHERWISE INDICATED OR NOTED
- ② PLAY AREA SURFACE OVER EXISTING ASPHALT PARKING LOT

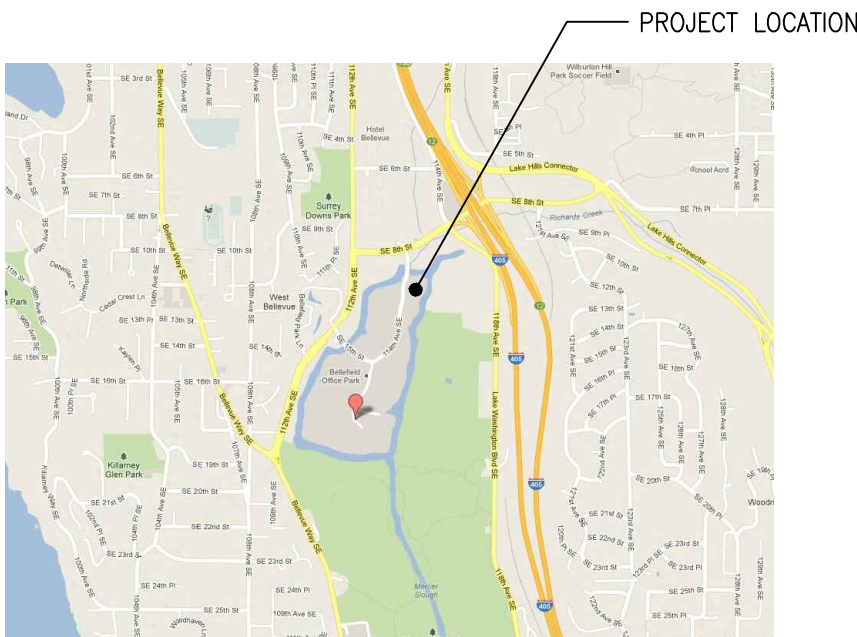
Site Plan Notes:

- OBTAIN DEMOLITION PERMITS NECESSARY AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE.
- FURNISH ALL LABOR AND MATERIALS/EQUIPMENT TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
- IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.
- AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.
- CONTRACTOR WILL TAKE PRECAUTION TO DISTURB THE EXISTING GROUND/SOIL WITH MINIMUM IMPACT AS POSSIBLE AND RETURN GRADES TO THEIR EXISTING CONDITION AS BEST FEASIBLE.
- ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY THEM OR THEIR SUBCONTRACTORS TO EXISTING CONSTRUCTION.
- DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
- DISPOSAL: ALL DEBRIS REMOVED FROM THE SITE SHALL BE RECYCLED AS MUCH AS PRACTICAL AND ALLOWED BY LAW.
- SPECIAL INSPECTIONS: MAYES TESTING; 20225 CEDAR VALEY RD., LYNWOOD, WA. CONTACT: (425) 742-9360
- UTILITY INFORMATION AVAILABLE FROM PROPERTY ENGINEER BY REQUEST.
- REFERENCE ZONE #1 BUILDING ENTRANCES AND MONUMENTS OF THE VEGETATION MANAGEMENT PLAN PREPARED BY WATERSHED FOR APPROVED ACTIVITIES WITHIN THE SCOPE OF WORK. NO WORK OCCURS WITHIN THE EXISTING WETLAND.
- ENTIRETY OF EXTERIOR SCOPE OF WORK LIES WITHIN WETLAND AND SHORELINE BUFFERS. REFER TO CRITICAL AREAS REPORT AND LAND USE PERMIT PREPARED BY WATERSHED CO. FOR MITIGATION WITH APPROVED RESTORATION PLANTING.
- REFER TO THE STRUCTURAL DRAWINGS AND THE STRUCTURAL GENERAL NOTES FOR CONCRETE MIX DATA, CONCRETE STRENGTHS, REINFORCING STEEL GRADES, ETC.
- AS NEEDED, THE CONTRACTOR WILL INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SUCH AS SILT FENCING AS REQUIRED TO BE IN ACCORDANCE WITH CITY OF BELLEVUE CLEARING & GRADING CODE (CHAPTER 23.76), PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS.
- NEW CONCRETE FOOTINGS AND PIN PILES FOR SUPPORTED RAMP AND ALL TEMPORARY GROUND DISTURBANCE AREA WILL BE MITIGATED WITH RESTORATION PLANTING IN ACCORDANCE WITH THE APPROVED BELLEFIELD VEGETATION MANAGEMENT PLAN PER PERMIT 13-112477-LO.

Legal Description:

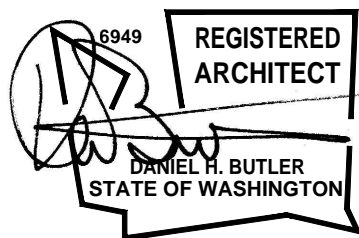
TAX PARCEL #: 066288-0040
BELLEFIELD OFFICE PARK - BSP TGW UND INT IN TRACT A THRU J
NE 1/4 AND THE SE 1/4 SEC. 5, TWP. 24N., RGE. 5E., W.M. CITY OF
BELLEVUE, KING COUNTY, WASHINGTON

Vicinity Map:



Lot Coverage Calculation:

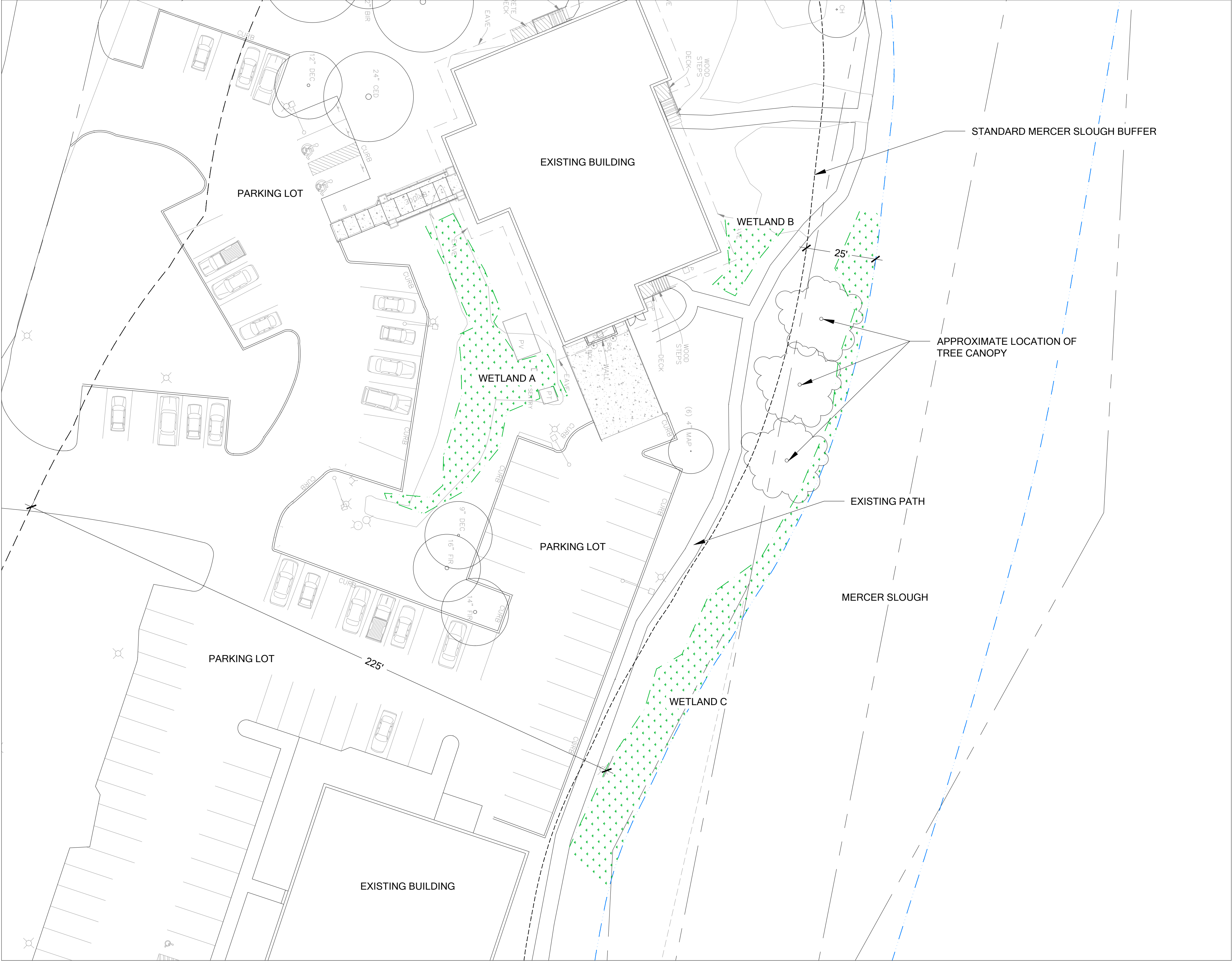
Lot Area: 450,846 sq.ft. (10.35 acres)
Protected Mercer wetland setback: 270,764 sq.ft. (approx.)
Revised Lot Area: 180,082 sq.ft.
Existing Footprint Area: 70,405 sq.ft. (no change to existing footprint)
70,405/180,082 = 39.1% (structure coverage)
No change to existing pervious surface is proposed.



JURISDICTION STAMP

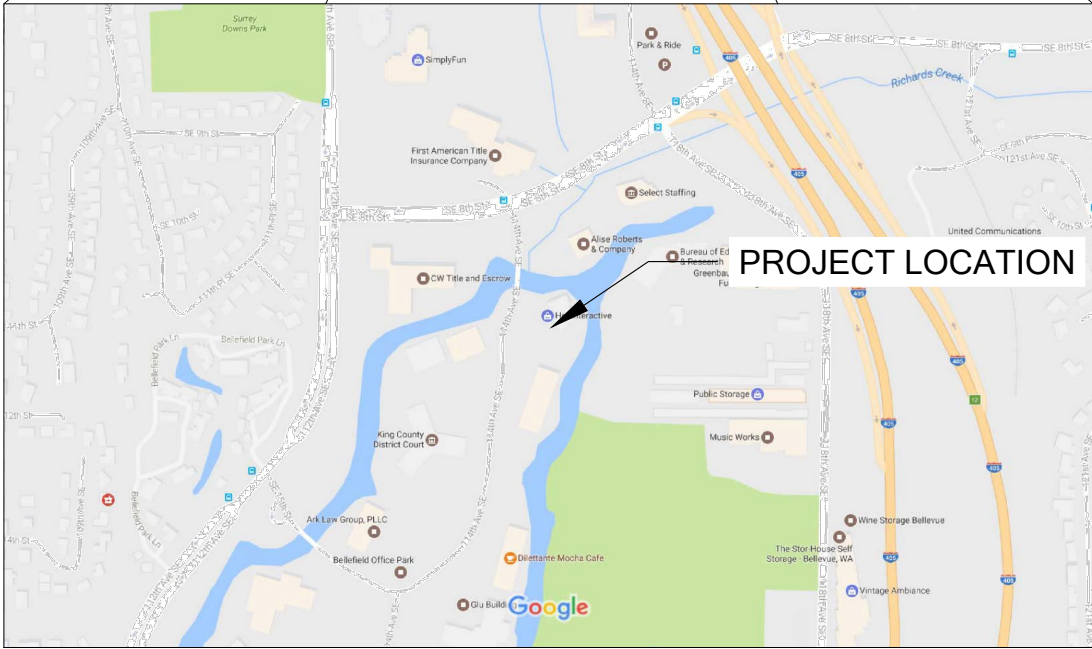
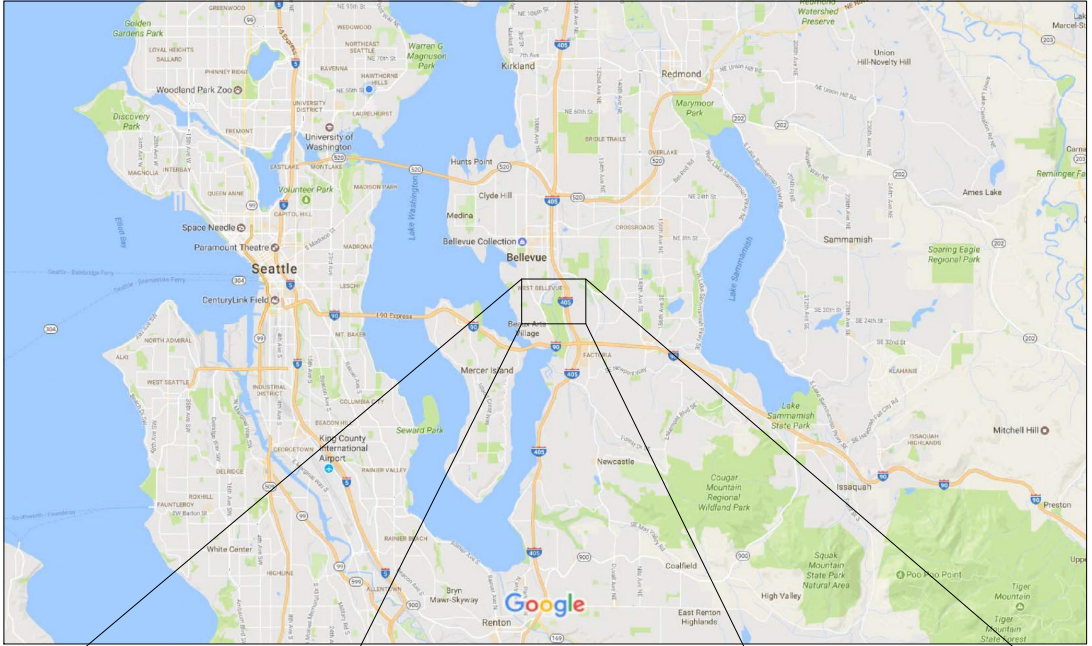
Overall Site Plan

PRIMROSE DAYCARE



EXISTING CONDITIONS

SCALE 1:20



VICINITY MAPS

LEGEND

- APPROXIMATE OHWM
- GPS DERIVED WETLAND BOUNDARY
- APPROXIMATE WETLAND BUFFER
- APPROXIMATE MERCER SLOUGH BUFFER

SHEET INDEX

- EXISTING CONDITIONS
- IMPACTS ASSESSMENT AND MITIGATION PLAN
- SITE PREPARATION PLAN
- PLANTING PLAN
- PLANTING SPECIFICATIONS AND DETAILS
- MITIGATION PLAN NOTES

NOTES

- CRITICAL AREAS DELINEATED AND MARKED WITH GPS POINTS BY THE WATERSHED COMPANY ON NOVEMBER 11, 2016.
- SITE PLAN FILE RECEIVED FROM JPC ARCHITECTS ON DECEMBER 20TH, 2016.
- GPS DATA DISPLAYED ON THIS MAP WAS COLLECTED IN THE FIELD USING A TRIMBLE GEOXH HAND HELD UNIT. THE DATA WAS DIFFERENTIALLY CORRECTED USING TRIMBLE PATHFINDER OFFICE SOFTWARE TO FURTHER INCREASE POSITION ACCURACY. GPS DATA IS BELIEVED RELIABLE FOR GENERAL PLANNING AND MOST REGULATORY PURPOSES. HOWEVER, ACCURACY IS VARIABLE AND SHOULD NOT BE CONSIDERED EQUIVALENT TO A PROFESSIONAL LAND SURVEY. NO WARRANTY IS EXPRESSED OR IMPLIED.

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750 Sixth Street South
Kirkland WA 98033

p 425.822.5242
www.watershedco.com

Science & Design

PRIMROSE DAYCARE

MITIGATION PLAN

PREPARED FOR

CHRIS ACKERMAN/JPC ARCHITECTS

1150 114TH AVE SE

BELLEVUE, WA 98004

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1-11-2017	PERMIT SET	KMB

SHEET SIZE:
ORIGINAL PLAN IS 22" x 34".
SCALE ACCORDINGLY.

PROJECT MANAGER: KMB
DESIGNED: KMB
DRAFTED: KMB
CHECKED: RW/NL/KB
JOB NUMBER:

160642
SHEET NUMBER:
W1 OF 6

PRIMROSE DAYCARE
MITIGATION PLAN
PREPARED FOR
CHRIS ACKERMAN/JPC ARCHITECTS
1150 114TH AVE SE
BELLEVUE, WA 98004



LEGEND

- APPROXIMATE OHWM
- GPS DERIVED WETLAND BOUNDARY
- PROPOSED BUFFER IMPACTS (5,965 SF)
- BUFFER ENHANCEMENT (3,738 SF)
- WETLAND ENHANCEMENT (2,227 SF)
- TOTAL MITIGATION: 5,965 SF

NOTES

- THE ENTIRE PROJECT AREA IS WITHIN A WETLAND OR STREAM BUFFER. THEREFORE NO BUFFERS ARE SHOWN ON THIS PLAN.

SUBMITTALS & REVISIONS

NO.	DATE	DESCRIPTION	BY
1	1-11-2017	PERMIT SET	KMB

SHEET SIZE:
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SCALE ACCORDINGLY.

PROJECT MANAGER: KMB
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JOB NUMBER:

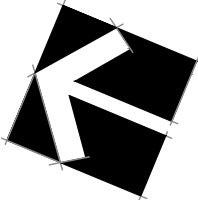
160642
SHEET NUMBER:
W2 OF 6

PERMIT SET
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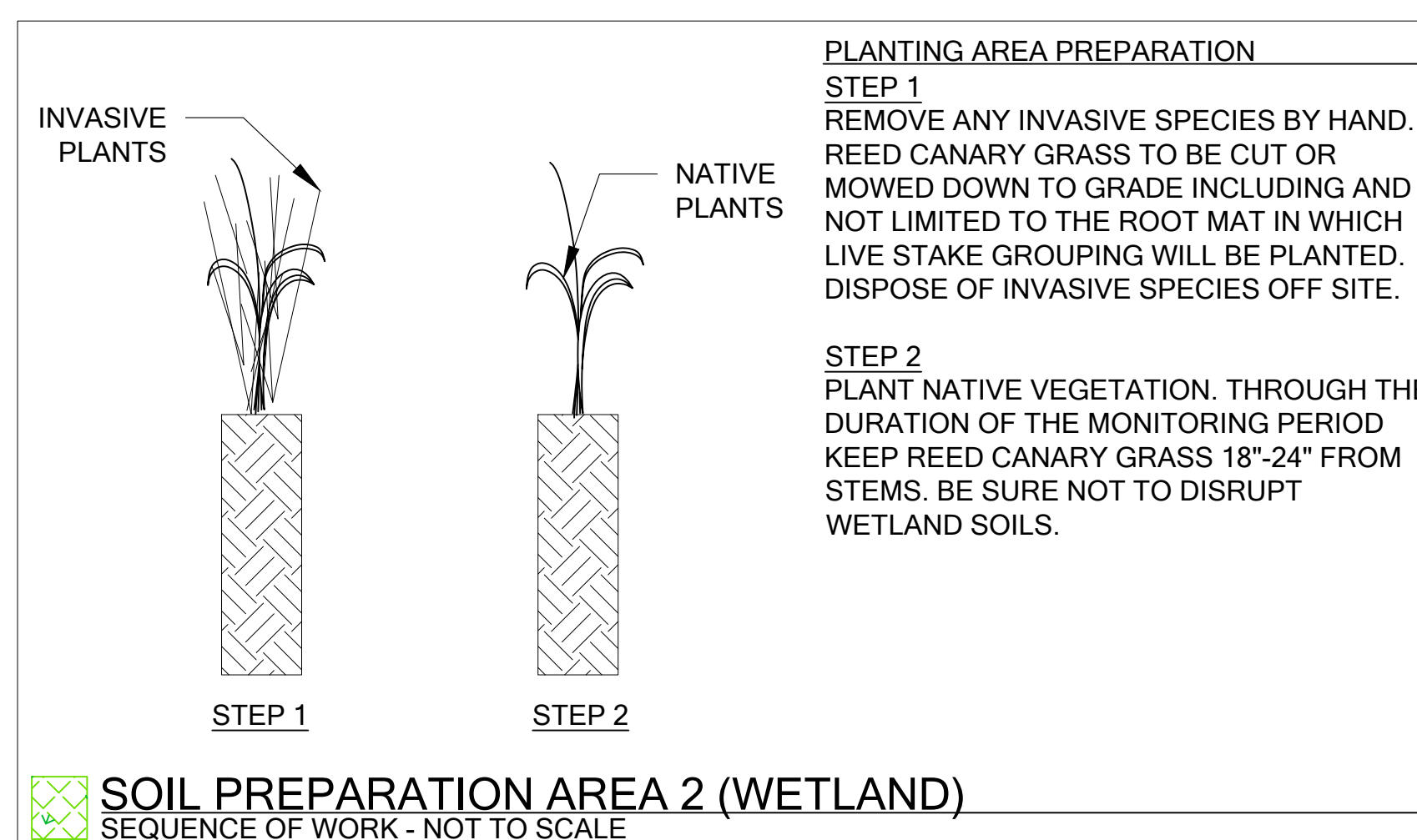
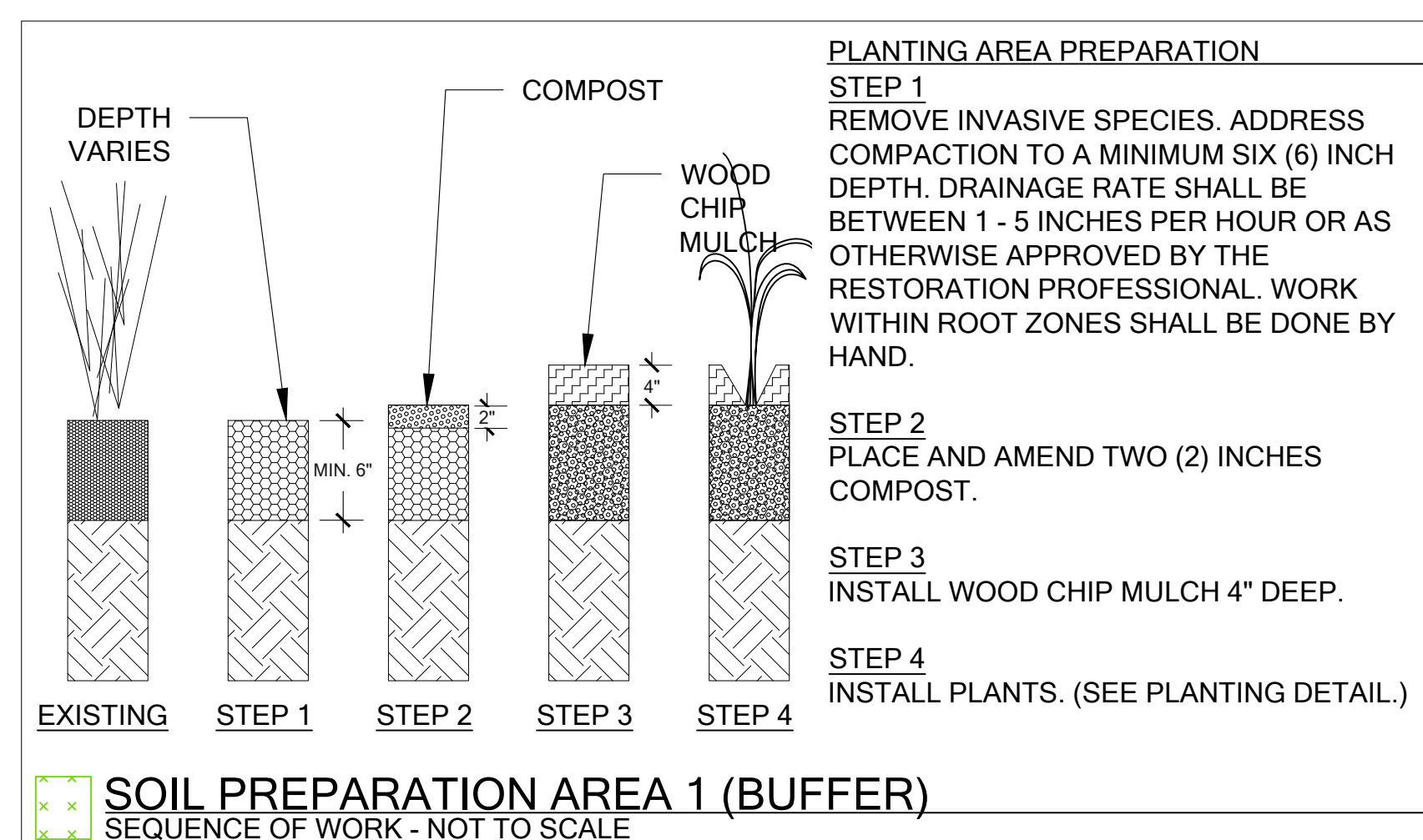
IMPACT ASSESSMENT AND MITIGATION PLAN

SCALE 1:10

0' 10' 20' 40' 80'



PRIMROSE DAYCARE
MITIGATION PLAN
PREPARED FOR
CHRIS ACKERMAN/JPC ARCHITECTS
1150 114TH AVE SE
BELLEVUE, WA 98004

[illegible]

1. IT IS ASSUMED THE ENTIRE PROJECT AREA IS WITHIN A CRITICAL AREA BUFFER.
2. NO GRADING TO BE DONE WITHIN DELINEATED CRITICAL AREAS. FLAGS SHALL BE PRESENT THROUGH THE DURATION OF THE MITIGATION WORK.



SITE PREPARATION PLAN

SCALE 1:10

PERMIT SET
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SHEET SIZE:
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SCALE ACCORDINGLY.

PROJECT MANAGER:KMB
DESIGNED: KMB
DRAFTED: KMB
CHECKED: RW/NL/KE
JOB NUMBER:

160642

SHEET NUMBER:

W3 OF 6

PLANTING SCHEDULE

TREES			GROUNDCOVER AND PERENNIALS*		
	QTY	SPACING		QTY	SPACING
BETULA PAPYRIFERA / PAPER BIRCH	4	ALL TREES TO BE SPACED PER PLAN	2 GAL.	*ALL SPECIES TO BE SPACED TRIANGULARLY	
FRAXINUS LATIFOLIA / OREGON ASH	4		2 GAL.	ATHYRIUM FILIX-FEMINA / LADY FERN	80
PINUS CONTORTA / SHORE PINE	2		2 GAL.	CAREX LENTICULARIS / SHORE SEDGE	80
PICEA SITCHENSIS / SITKA SPRUCE	8		2 GAL.	IRIS TENAX / OREGON IRIS	80
THUJA PLICATA / WESTERN REDCEDAR	7		2 GAL.	OXALIS OREGANA / REDWOOD SORREL	80
SHRUBS				FESTUCA IDAHOENSIS / IDAHO FESCUE	80
ACER CIRCINATUM / VINE MAPLE	3	ALL SHRUBS TO BE SPACED PER PLAN	1 GAL.	LUPINUS POLYPHYLLUS / BIGLEAF LUPINE	80
CORNUS SERICEA / RED-OSIER DOGWOOD	30		1 GAL.	GAULTHERIA SHALLON / SALAL	50
PHILADELPHUS LEWISII / MOCK ORANGE	6		1 GAL.	MAHONIA NERVOSA / LOW OREGON GRAPE	50
RIBES DIVARICATUM / COAST BLACK GOOSEBERRY	6		1 GAL.	POLYSTICHUM MUNITUM / SWORD FERN	50
PHYSOCARPUS CAPITATUS / PACIFIC NINEBARK	22		1 GAL.	(PLANT BY SPECIES IN ODD GROUPS OF 3-5)	
RUBUS SPECTABILIS / SALMONBERRY	4		1 GAL.	LIVE STAKES : (PLANT BY SPECIES IN ODD GROUPS OF 5-7)	
SYMPHORICARPOS ALBUS / SNOWBERRY	7		1 GAL.	SALIX LASIANDRA / PACIFIC WILLOW	320
ROSA PISOCARPA / CLUSTER ROSE	22		1 GAL.	SALIX SITCHENSIS / SITKA WILLOW	320
				SALIX SCOULERIANA / SCOULER'S WILLOW	320
				CORNUS SERICEA / RED-TWIG DOGWOOD	320
				POPULUS BALSAMIFERA / COTTONWOOD	320

LEGEND

APPROXIMATE OHWM

GPS DERIVED WETLAND BOUNDARY

NOTES

1. IT IS ASSUMED THE ENTIRE PROJECT AREA IS WITHIN A CRITICAL AREA BUFFER.



PLANTING PLAN

SCALE 1:10



750 Sixth Street South
Kirkland WA 98033

p 425.822.5242
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SUBMITTALS & REVISIONS		BY
NO.	DATE	DESCRIPTION
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SHEET SIZE:
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JOB NUMBER:
160642
SHEET NUMBER:
W4 OF 6

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Project Summary

Goals

- 1) Establish dense and diverse native vegetation that is appropriate to the ecoregion and site within the proposed enhancement area.
- 2) The enhancement area will remain substantially vegetated with a preponderance of native plants and will reduce reed canarygrass cover over time.
- 3) Increase habitat cover and refuge for amphibians, small mammals and invertebrates and foraging and perching opportunities for birds.

Performance Standards

- 1) Survival:
 - a. Achieve 100% survival of installed container plants and at least 50% survival of installed live stakes by the end of Year 1. This standard can be met through plant establishment or through replanting as necessary to achieve the required numbers.
 - b. Maintain at least 50% survival of installed live stakes in Years 2 through 5.
- 2) Native cover:
 - a. Achieve 40% cover of native shrubs and sapling trees by Year 3. Native volunteer species may count towards this cover standard.
 - b. Achieve 60% cover of native shrubs and sapling trees by Year 5. Native volunteer species may count towards this cover standard.
- 3) Species diversity: Establish at least three native tree species, five native shrub species, and three native groundcover plants by Year 5. Native volunteer species may count towards this standard.
- 4) Invasive cover: With the exception of reed canarygrass, aerial cover for all non-native, invasive and noxious weeds will not exceed 10% at any year during the monitoring period. Reed canarygrass shall be kept clear of the drip-line or 18-inch radius of installed plants, whichever is greater. Invasive plants in the mitigation area include, but are not limited to Himalayan blackberry (*Rubus armeniacus*), cut leaf blackberry (*Rubus laciniatus*), and reed canarygrass (*Phalaris arundinacea*).

Monitoring Methods

This monitoring program is designed to track the success of the mitigation site over time and to measure the degree to which it is meeting the performance standards outlined elsewhere in this document.

An as-built plan will be prepared by the restoration professional (Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects) prior to the beginning of the monitoring period. The as-built plan shall be a mark-up of the planting plan included in this plan set. The as-built plan will document any departures in plant placement or other components from the proposed plan.

During the as-built inspection, the monitoring restoration professional shall install at least three 50-foot long monitoring transects. Representative photo points will also be established. Approximate transect and photo point locations shall be marked on the as-built plan.

All other planted areas not directly covered by established transects will be visually assessed and noted as to how they are meeting the performance standards.

Monitoring shall take place twice annually for five years. During each year, there shall be a spring and a late summer or fall visit. Year 1 monitoring shall commence in the first spring subsequent to installation.

The spring monitoring visit will record maintenance needs such as plant replacement and weeding needs. Following the spring visit the restoration professional will notify the owner and/or maintenance crews of necessary early growing season maintenance. The second annual monitoring visit will contain the bulk of the site assessment and will take place in the late summer or early fall. The late-season formal monitoring visit shall record and report the following in an annual report submitted to the City of Bellevue:

- 1) General summary of the spring visit and documentation of completed maintenance tasks as applicable.
- 2) Year 1 counts of live and dead plants by species.
- 3) Counts of dead plants where mortality is significant in any monitoring year.
- 4) Estimate of native woody cover using the line intercept method along the established transect in planted areas.
- 5) Estimate of native woody cover using the cover class method site-wide.
- 6) Estimate of non-native, invasive weed cover using the cover class method site-wide.
- 7) Tabulation of established native species, including both planted and volunteer species.
- 8) Photographic documentation from established photo points.
- 9) Any intrusions into or clearing of the planting areas, vandalism or other actions that impair the intended functions of the mitigation area.
- 10) Recommendations for maintenance or repair of any portion of the mitigation area.

Construction Notes and Specifications

Note: specifications for items in bold can be found below under “Material Specifications and Definitions.”

Note: The Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects, shall monitor:

- 1) All site preparation
 - a. Soil preparation.
 - b. Mulch placement.
- 2) Plant material inspection
 - a. Plant material delivery inspection.
 - b. 50% plant installation inspection.
 - c. 100% plant installation inspection.

General Work Sequence

- 1) All plant installation is to take place during the dormant season (October 15th - March 1st), for best survival.
- 2) Ensure that the boundary of Wetland C is marked in the field prior to the beginning of construction activities.
- 3) Till in sod, and remove other undesirable plants to ground. Ensure planting areas are free of invasive weeds prior to soil preparation (see details on Sheet W3). Follow approved protocols and BMPs of the King County Noxious Weed Control Program (<http://www.kingcounty.gov/weeds>) for removal of listed invasive species, including Himalayan blackberry (*Rubus armeniacus*) and reed canarygrass (*Phalaris arundinacea*).
 - a) Himalayan Blackberry Removal Protocol:
 - i. For first year plants, hand-pull the stem closest to the ground and uproot the root ball.
 - ii. Removal mature stems by mowing or mechanical removal. Mechanized work should be carried out so as to minimize erosion and prevent sediment-laden runoff from entering the slough.
 - iii. Dig up root crowns and major side roots. Remove root fragments and stems.
 - iv. Dispose of all removed vegetative material offsite.
 - b) Reed Canarygrass Control Protocol:
 - i. Cut reed canarygrass down to grade.
 - ii. Remove reed canarygrass, including root mat, in circular plots where live stake clusters will be installed. Take care not to alter wetland soil condition or gradient.
 - iii. Dispose of all removed reed canarygrass and root material offsite.
- 4) Amend soil as needed, outside of wetland areas and at the direction of the Restoration Professional, by applying a 2-inch layer of compost and rototilling to a depth of 12 inches until thoroughly combined. Within the drip line of trees to remain, hand till to combine as feasible, taking care not to damage tree roots.
- 5) Install a 4-inch deep layer of wood strand mulch over all planting areas outside of the wetland. Hold back mulch from stems of new plants and stems of existing plants to remain.

Material Specifications and Definitions

- 1) Fertilizer: Slow release, granular PHOSPHOROUS-FREE fertilizer. Follow manufacturer's instructions for application. Keep fertilizer in a weather-tight container while on site. Note that fertilizer is to be applied only in Years two, three, four and five and not in the first year.
- 2) Irrigation system: Automated system capable of delivering at least two inches of water per week from June 1 through September 30 for the first two years following installation.
- 3) Restoration Professional: Watershed Company [(425) 822-5242] personnel, or other persons qualified to evaluate environmental restoration projects.
- 4) Wood strand mulch:
 - a) Wood strand mulch shall meet WSDOT Standard Specifications for Road, Bridge, and Municipal Construction for Wood Strand Mulch as defined 9-14.4(4). "Wood strand mulch shall be a blend of angular, loose, long, thin wood pieces that are frayed, with a high length-to-width ratio, and it shall be derived from native conifer or deciduous trees. A minimum of 95 percent of the wood strand shall have lengths between 2 and 10 inches. At least 50 percent of the length of each strand shall have a width and thickness between 1/16 and 1/2 inch. No single strand shall have a width or thickness greater than 1/2 inch. The mulch shall not contain salt, preservative, glue, resin, tannin, or other compounds in quantities that would be detrimental to plant life. Sawdust or wood chips or shavings will not be acceptable. The contractor shall provide Material Safety Data Sheet (MSDS) that demonstrates that the product is not harmful to plant life and a test report performed in accordance with WSDOT Test Method 125 demonstrating compliance to the specification prior to acceptance;
- 5) Compost: Compost shall meet WSDOT Standard Specifications for Road, Bridge, and Municipal Construction, 9-14.4(8) for Fine Compost.

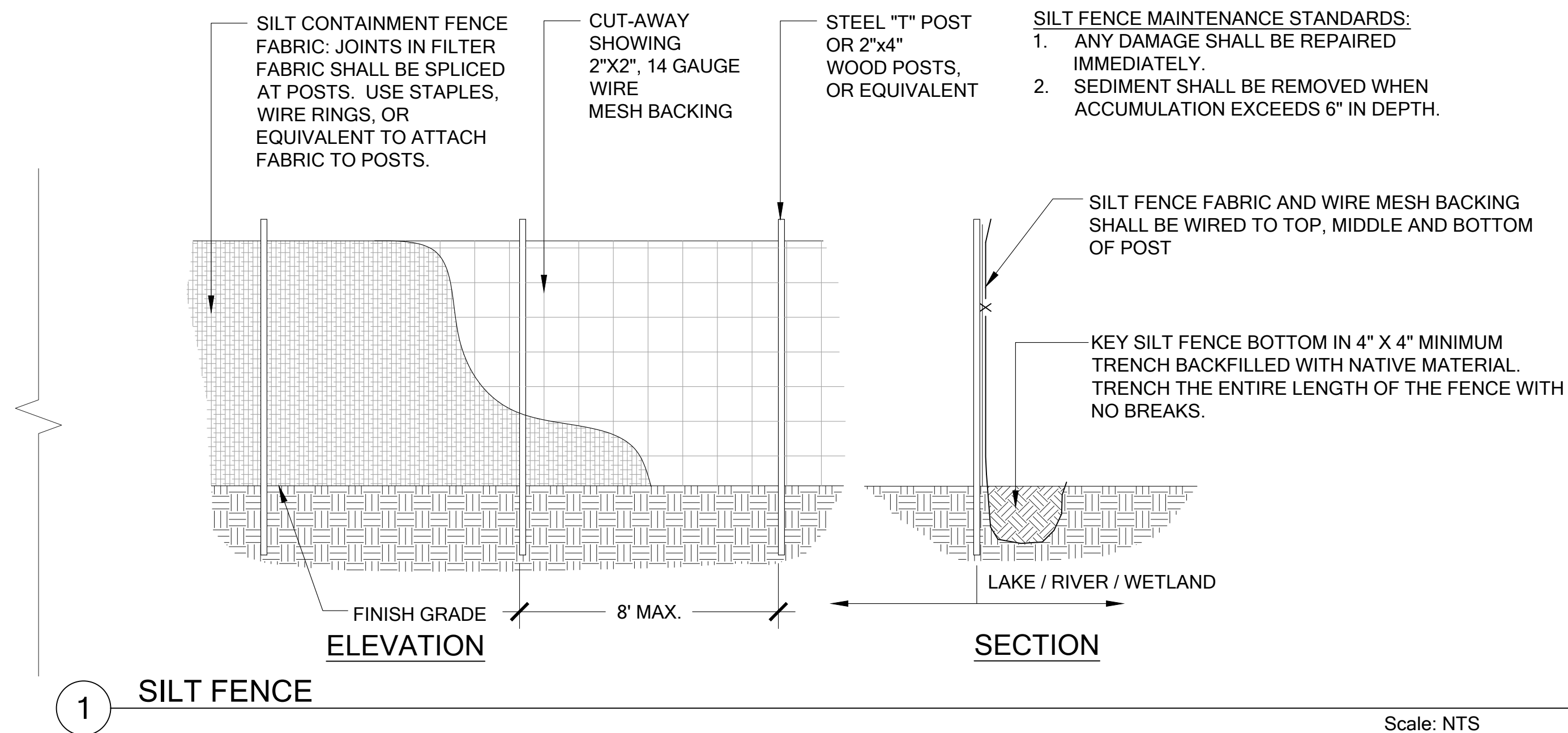
Contingencies

If there is a significant problem with the restoration areas meeting performance standards, a contingency plan will be developed and implemented. Contingency plans can include, but are not limited to: soil amendment; additional plant installation; and plant substitutions of type, size, quantity, and location.

Maintenance

The site will be maintained in accordance with the following instructions for five years following completion of the construction.

- 1) Follow the recommendations noted in the previous monitoring site visit.
- 2) Replace each plant found dead in the first summer monitoring visit during the upcoming fall dormant season (October 15 to March 1).
- 3) General weeding for all planted areas:
 - a. At least twice yearly, remove all competing weeds and weed roots from beneath each installed plant and any desirable volunteer vegetation to a distance of 18 inches from the main plant stem. Weeding should occur at least twice during the spring and summer. Frequent weeding will result in lower mortality, lower plant replacement costs and will increase the likelihood that the plan meets performance standards by Year 5.
 - b. More frequent weeding may be necessary depending on weed conditions that develop after plan installation.
 - c. Do not weed the area near the plant bases with string trimmer (weed whacker/weed eater). Native plants are easily damaged or killed, and weeds easily recover after trimming.
- 4) Apply slow release granular fertilizer to each installed plant annually in the spring (by June 1) of Years two through five.
- 5) Replace mulch as necessary to maintain a 4-inch-thick layer, retain soil moisture and limit weeds.
- 6) The property owner shall ensure that water is provided for the entire planted area with a minimum of 1 inch of water provided per week from June 1 through September 30 for at least the first two years following installation.



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Science & Design

PRIMROSE DAYCARE

MITIGATION PLAN

PREPARED FOR
CHRIS ACKERMAN/JPC ARCHITECTS

BELLEVUE, WA 98004

[illegible]